

## ORDINANCE NO. 840913-S

AN ORDINANCE AMENDING CHAPTER 13-1 (ZONING) OF THE CODE OF THE CITY OF AUSTIN, 1981; AMENDING THE USE AND HEIGHT AND AREA MAPS THEREOF; CHANGING THE ZONING ON THE PROPERTY IN THE "LAKE AUSTIN ZONING STUDY" FROM INTERIM "A" RESIDENCE, INTERIM "LA" LAKE AUSTIN RESIDENCE, INTERIM "AA" RESIDENCE, AND "A" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "LA" LAKE AUSTIN RESIDENCE, FIRST HEIGHT AND AREA DISTRICT; PROVIDING EXCEPTIONS TO THE ZONING CHANGE; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1981 is hereby amended to change the Use and Height and Area designations from Interim "LA" Lake Austin Residence, Interim "A" Residence, Interim "AA" Residence and "A" Residence, First Height and Area District to "LA" Lake Austin Residence, First Height and Area District on the property within the incorporated city limits of the City of Austin, Travis County, Texas, and described as follows:

- (a) All of the property lying within 500 feet landward, measured horizontally, from and parallel to the 504.9 foot topographic contour line which establishes the present corporate limit line of the City of Austin, on either side of Lake Austin, the same being the body of water formed by the damming of the Colorado River between Tom Miller Dam and Mansfield Dam; and,
- (b) All of the property lying between the 492.8 foot topographic contour line and the 504.9 foot topographic contour line from the southernmost property line of Laguna Loma Subdivision (a subdivision recorded in the Plat Records of Travis County, Texas at Book 76, Page 208) and the southernmost property lines of Lot 10, Mount Bonnell Shores, Section One (a subdivision recorded in the Plat Records of Travis County, Texas at Book 80, Pages 322-324), to the Mansfield Dam;
- (c) SAVE AND EXCEPT the following:
  - (1) the property identified by the zoning maps which are attached hereto and made a part hereof, as Exhibit Nos. 1 - 27;
  - (2) the property covered by the following ordinances of the City of Austin: 690508-G, 700507-D, 710318-D, 770512-G, 800626-O, 810416-E, 820902-F, 821209-E, 830721-E, 840126-J, 840726-Z, 840726-AA, 840726-DD and 840726-EE.

PART 2. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 13-2 of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.


PASSED AND APPROVED

September 13, 1984

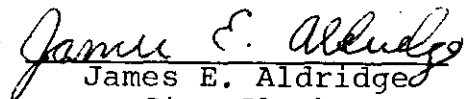
X  
X  
X  
X

  
\_\_\_\_\_  
Ron Mullen  
Mayor

APPROVED:

  
\_\_\_\_\_  
Paul C. Isham  
City Attorney

ATTEST:

  
\_\_\_\_\_  
James E. Aldridge  
City Clerk

WMc:saf

SAVE and EXCEPT:

Parcel No. 01-2109-0317

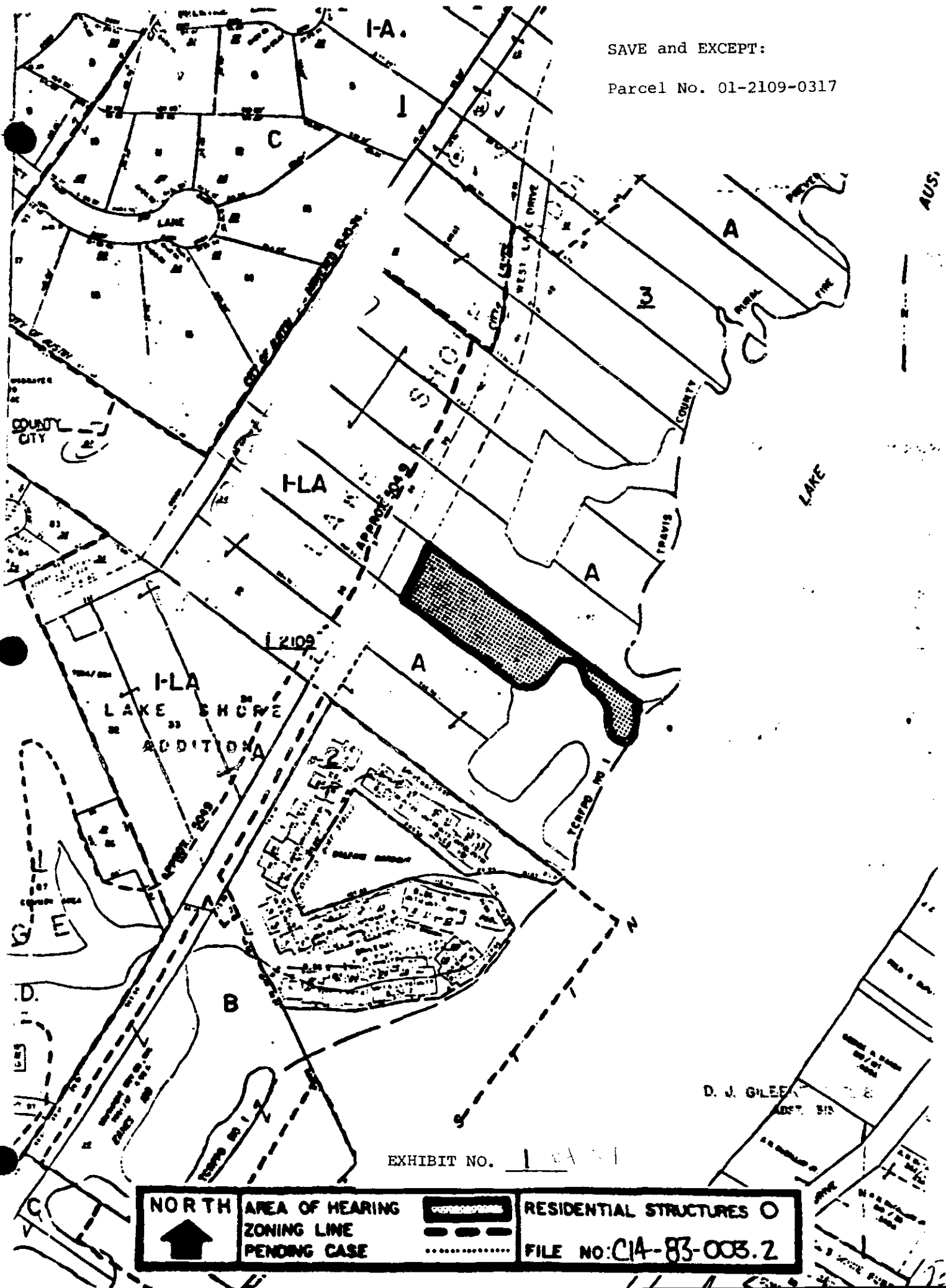
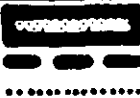


EXHIBIT NO. 1

NORTH



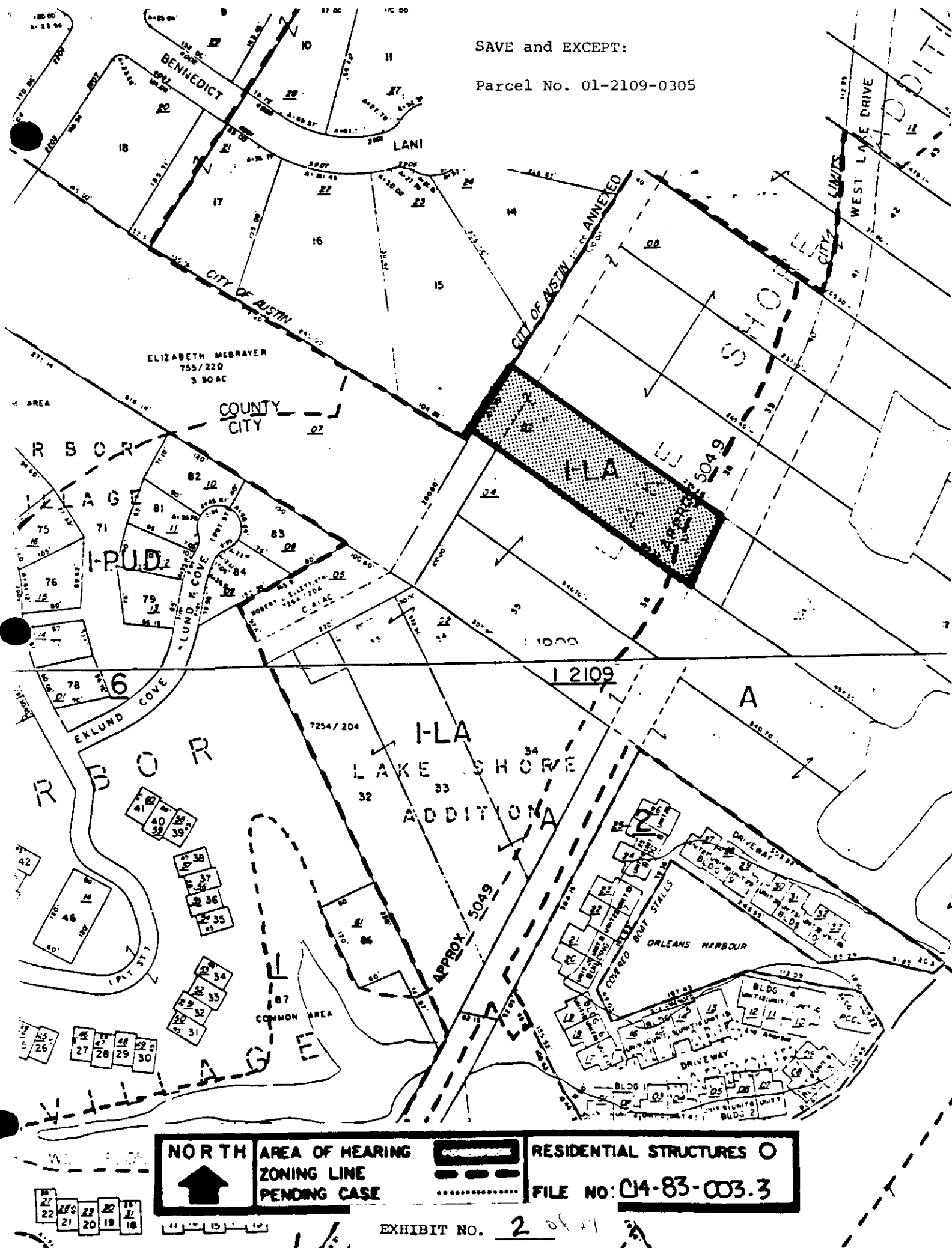
AREA OF HEARING  
ZONING LINE  
PENDING CASE



RESIDENTIAL STRUCTURES ○

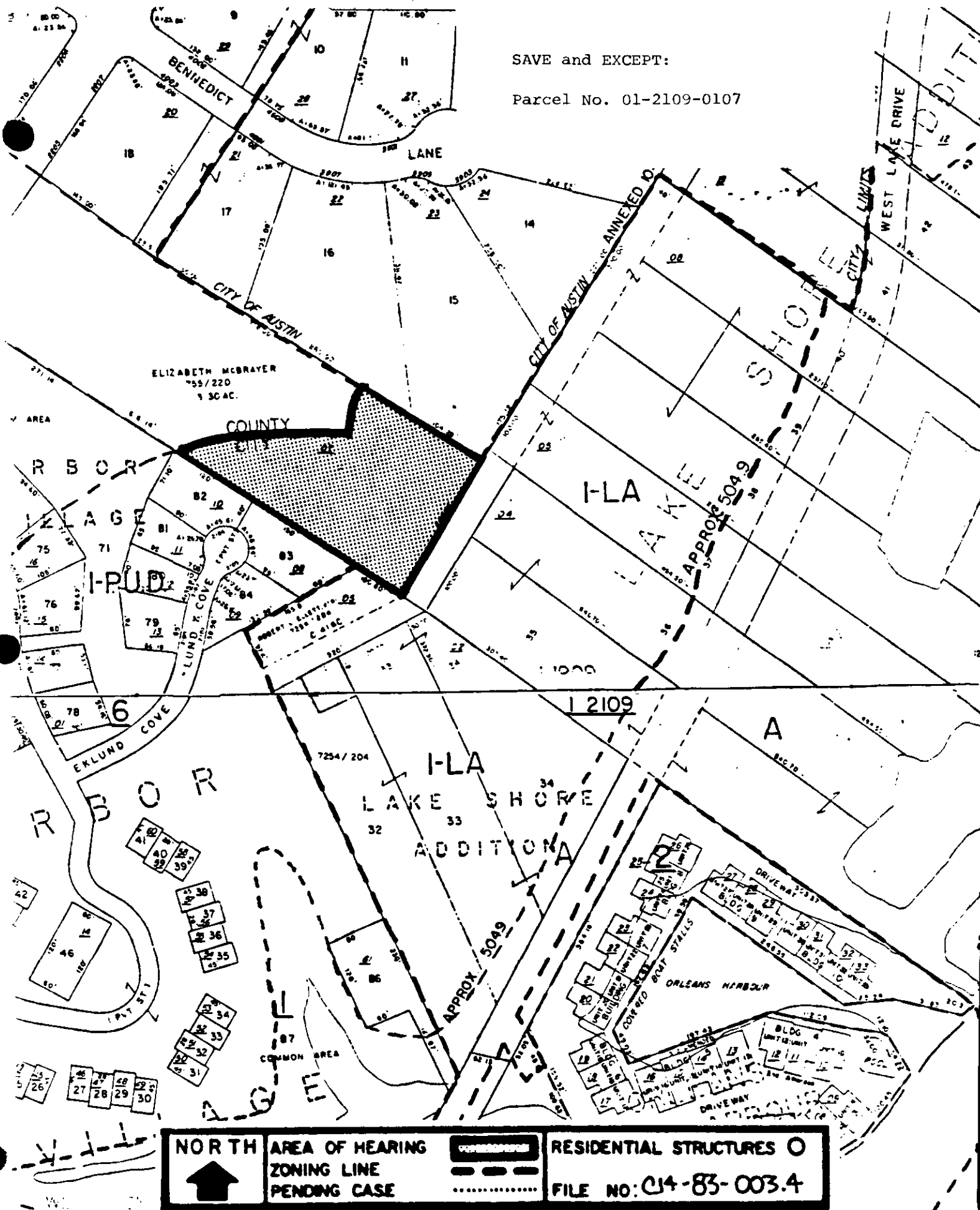
FILE NO: C14-83-003.2

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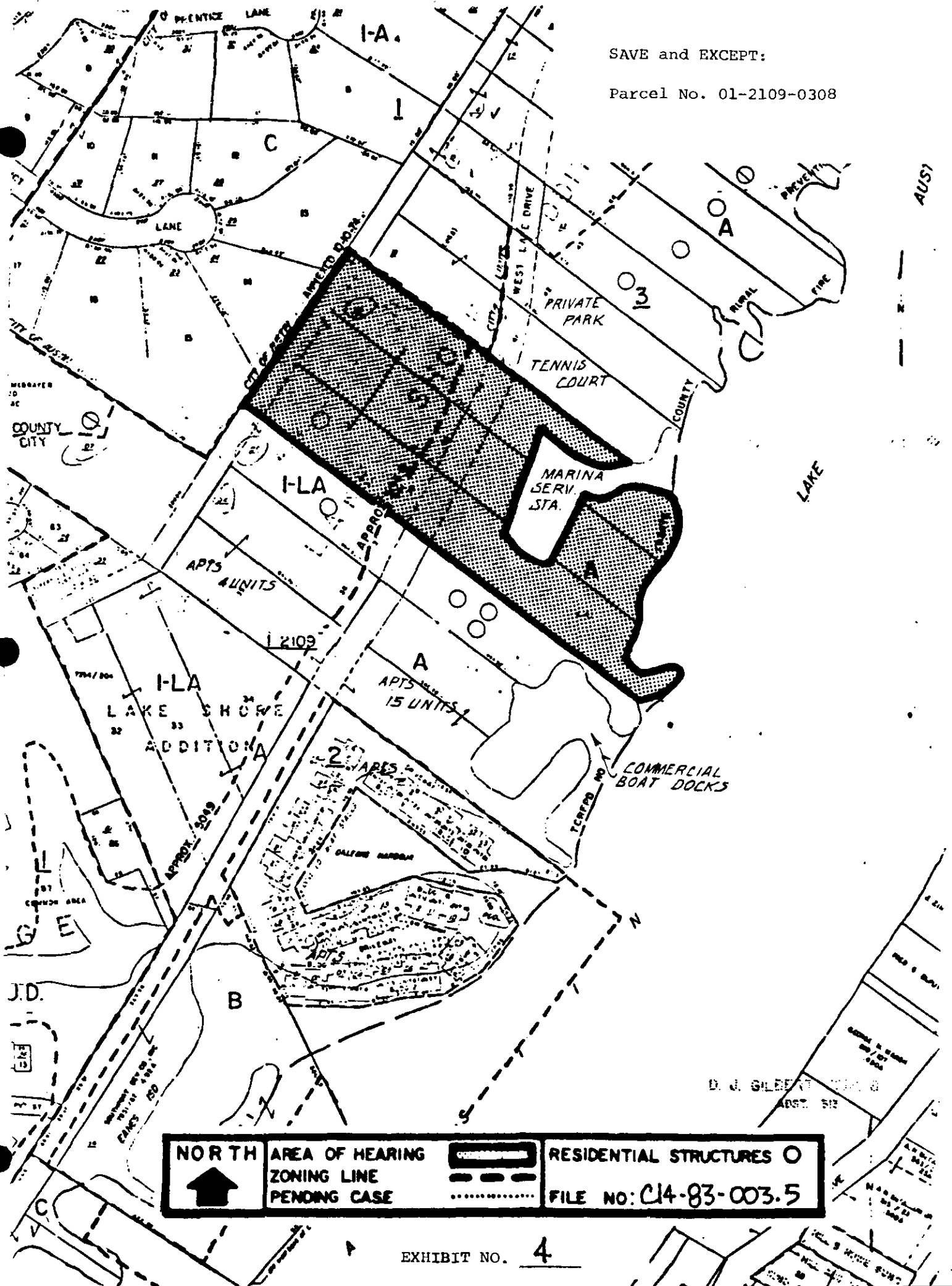


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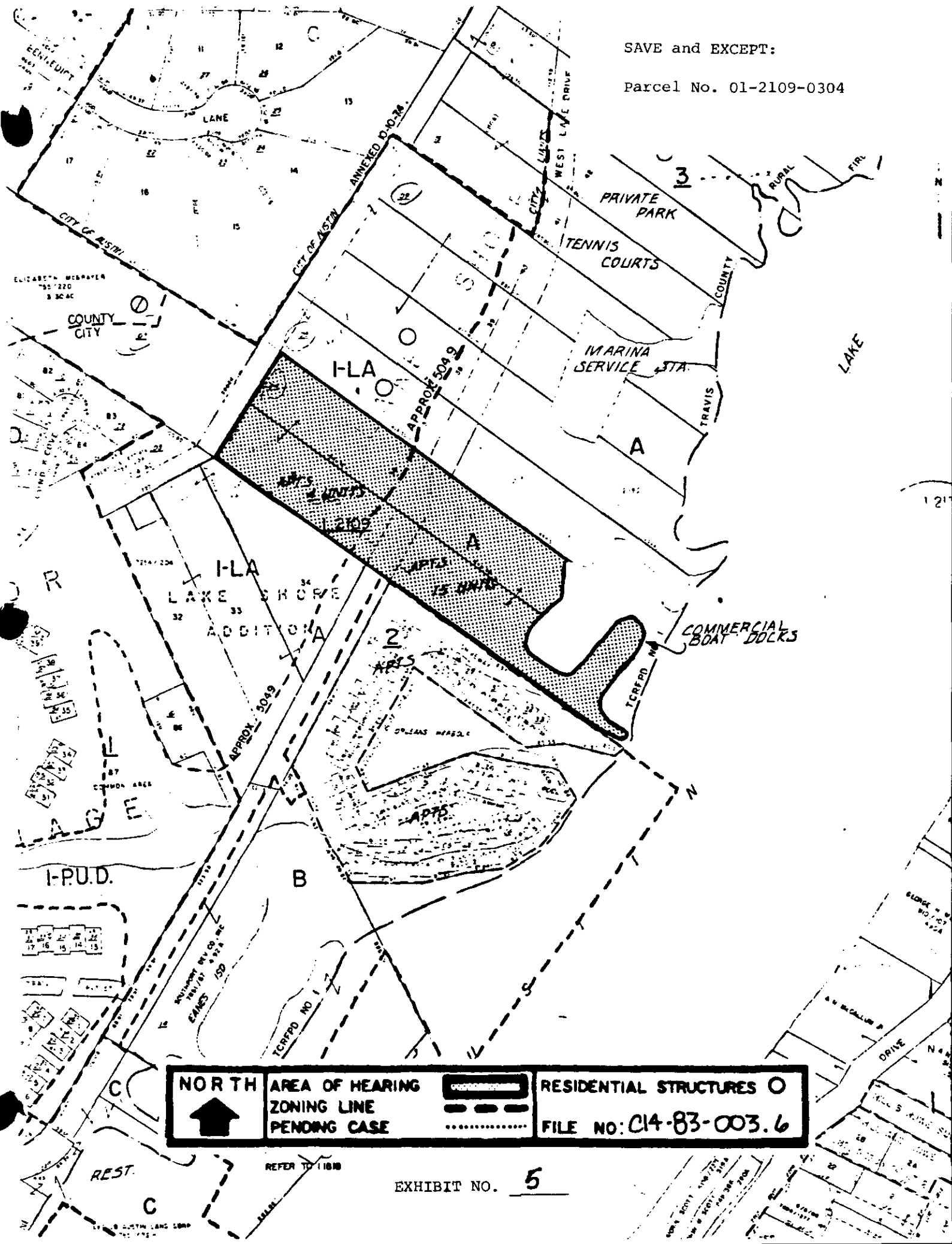


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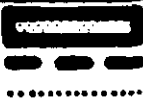
Parcel No. 01-2109-0304



NORTH



AREA OF HEARING  
ZONING LINE  
PENDING CASE



RESIDENTIAL STRUCTURES



FILE NO: C14-83-003.6

REFER TO 11810

EXHIBIT NO.

5

Parcel No. 01-2755-0401

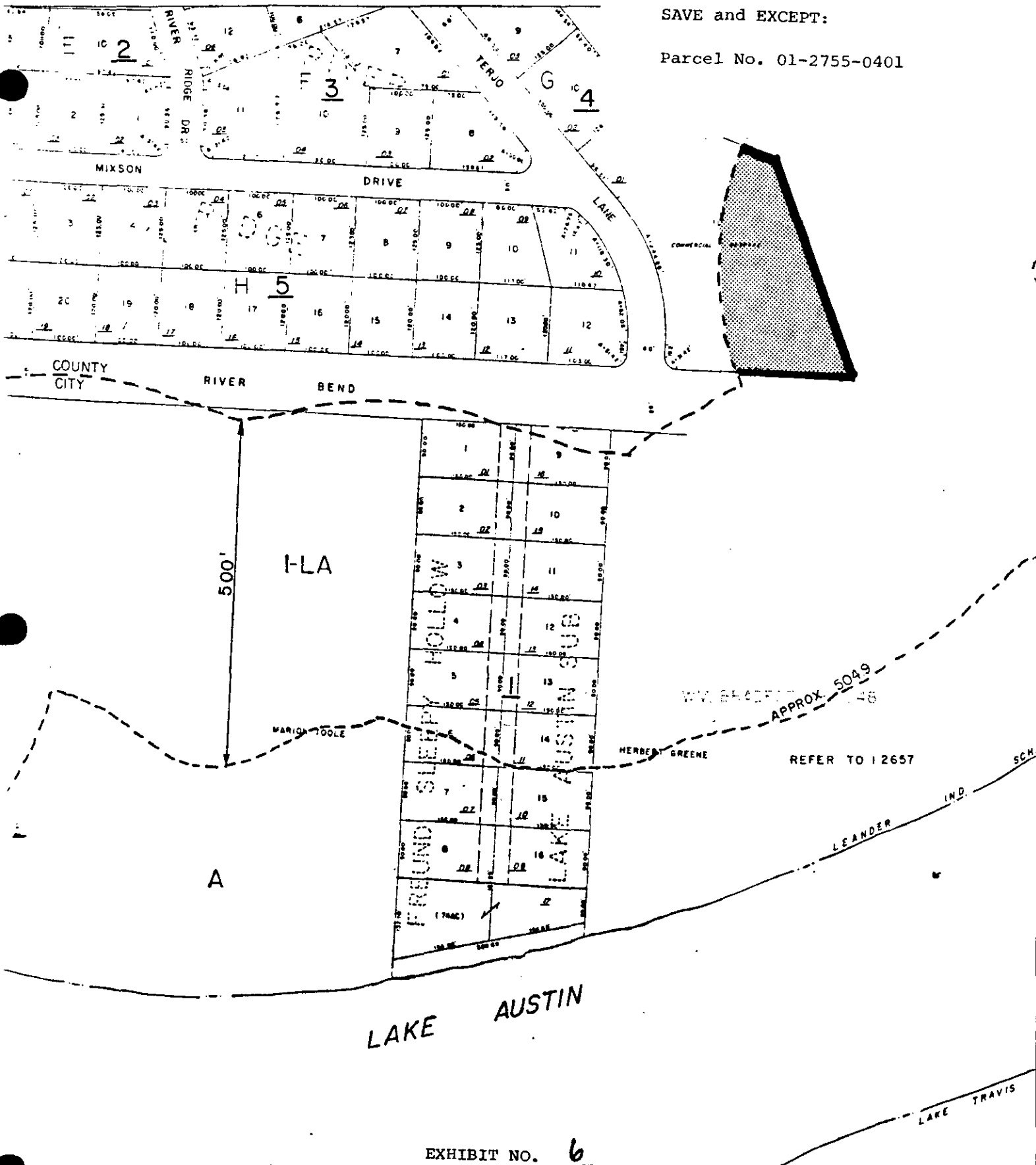


EXHIBIT NO. 6

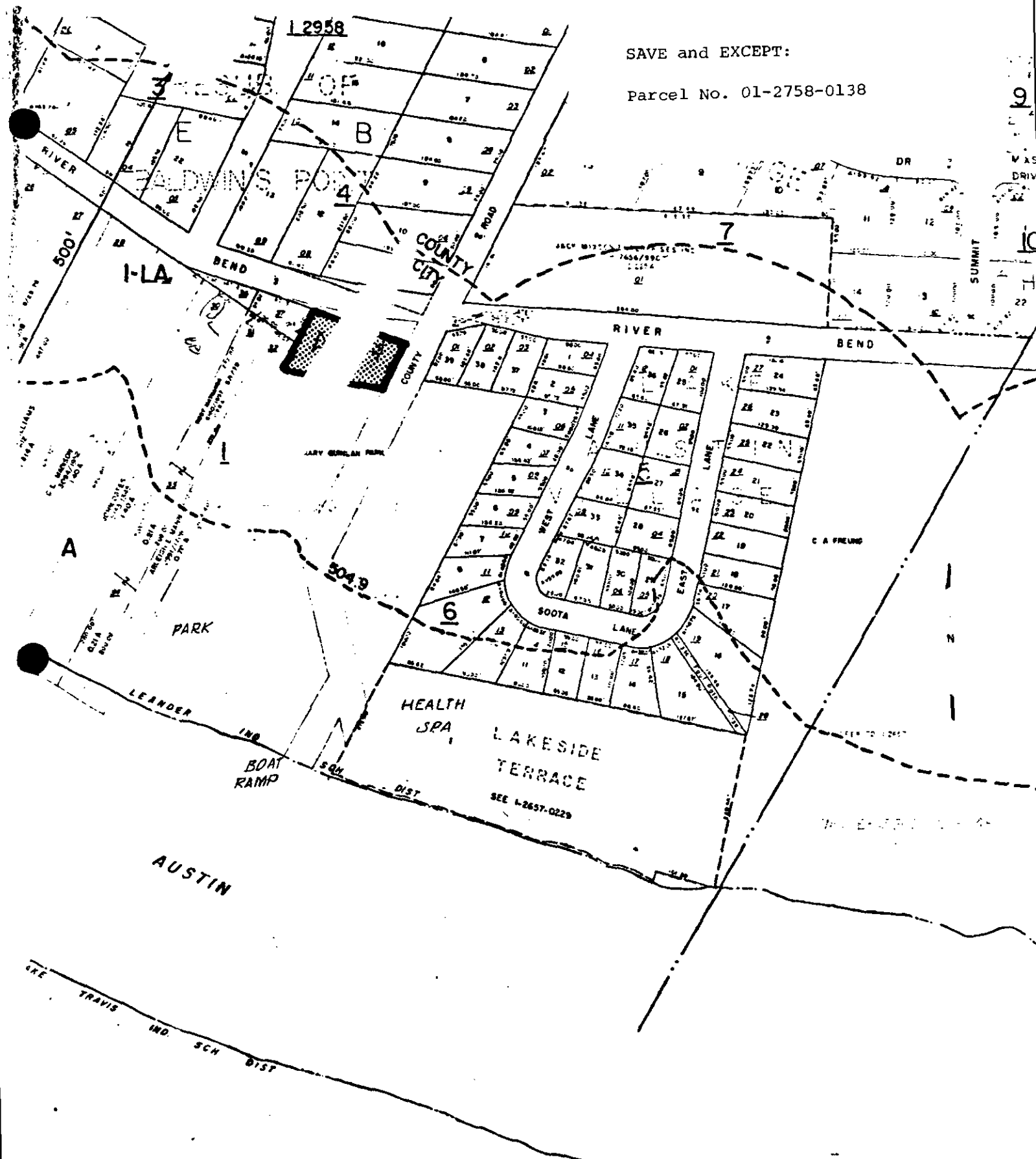


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FILE NO: C14-83-003.10



Parcel No. 01-2758-0138



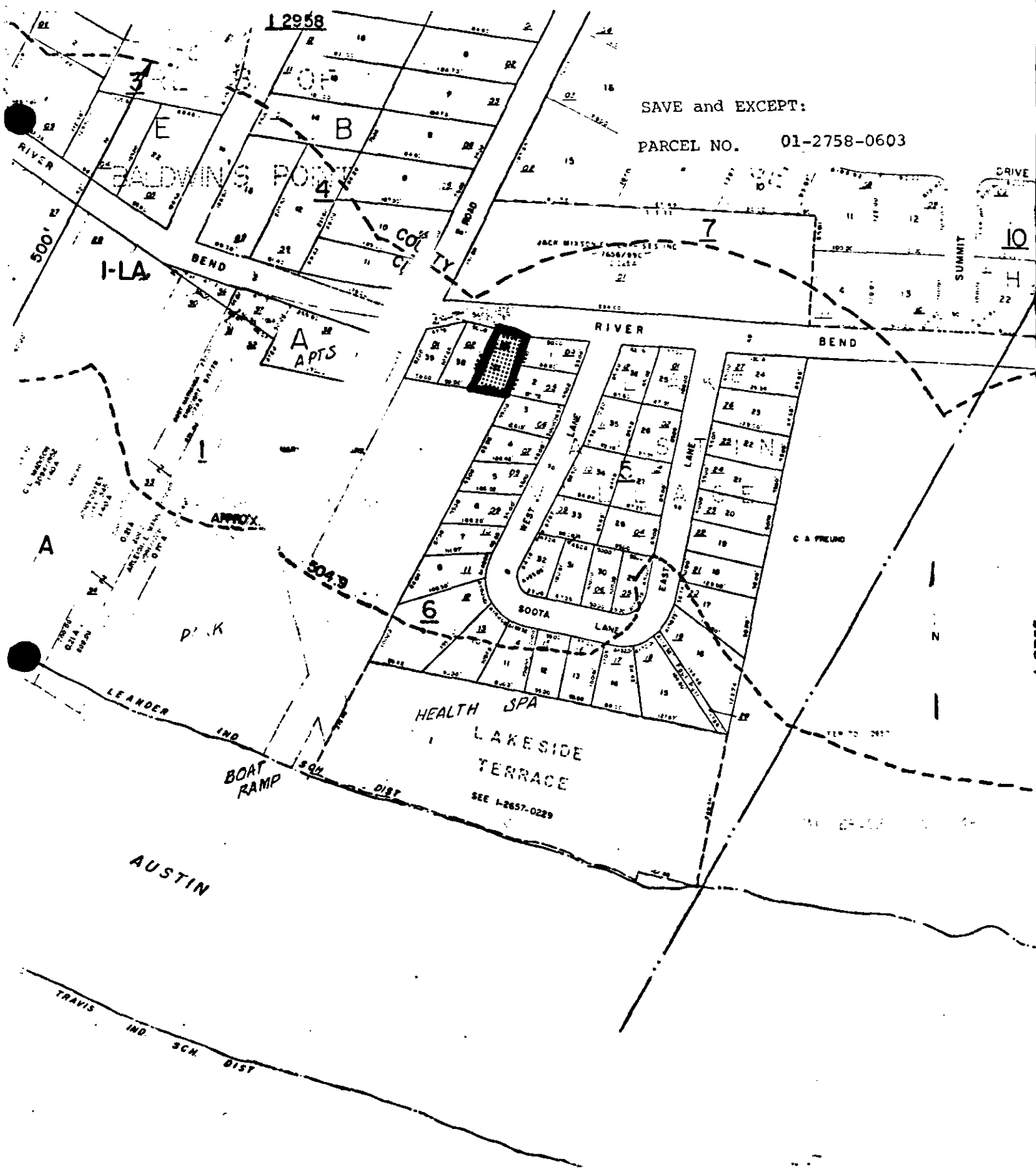
**NORTH**  **AREA OF HEARING ZONING LINE PENDING CASE**  **RESIDENTIAL STRUCTURES** ☐ **FILE NO:** C14-83-003.11

1 2758  
LEANCER 15 C  
LAST "RAV:8 15 C

12958

SAVE and EXCEPT:

PARCEL NO. 01-2758-0603



NORTH



AREA OF HEARING  
ZONING LINE  
PENDING CASE



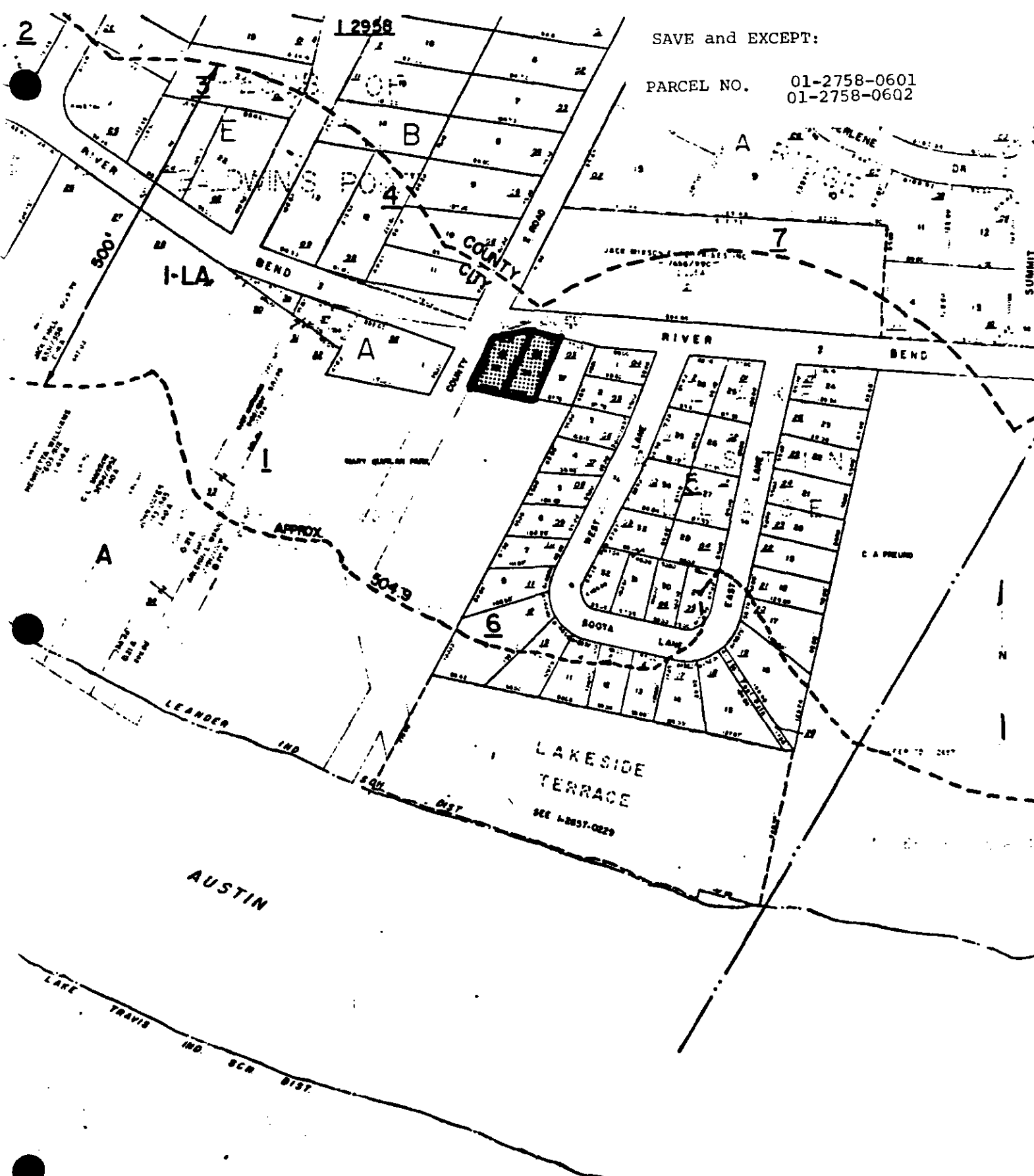
RESIDENTIAL STRUCTURES O

FILE NO: C14-83-003.13

12758

LEANDER 18 C  
LAKE 740 & 150

EXHIBIT NO. 6



NORTH



AREA OF HEARING  
ZONING LINE  
PENDING CASE

RESIDENTIAL STRUCTURES O

FILE NO: C14-83-003.14

SAVE and EXCEPT:

Parcel No. 01-3023-0112  
01-3023-0115

JAMES J E

47 60  
SCALE 1" = 100'

**NORTH**  **AREA OF HEARING ZONING LINE PENDING CASE**    **RESIDENTIAL STRUCTURES**  **FILE NO: 014-83-003.16**

EXHIBIT NO. 10

A

NOH

LAKE  
AUSTIN

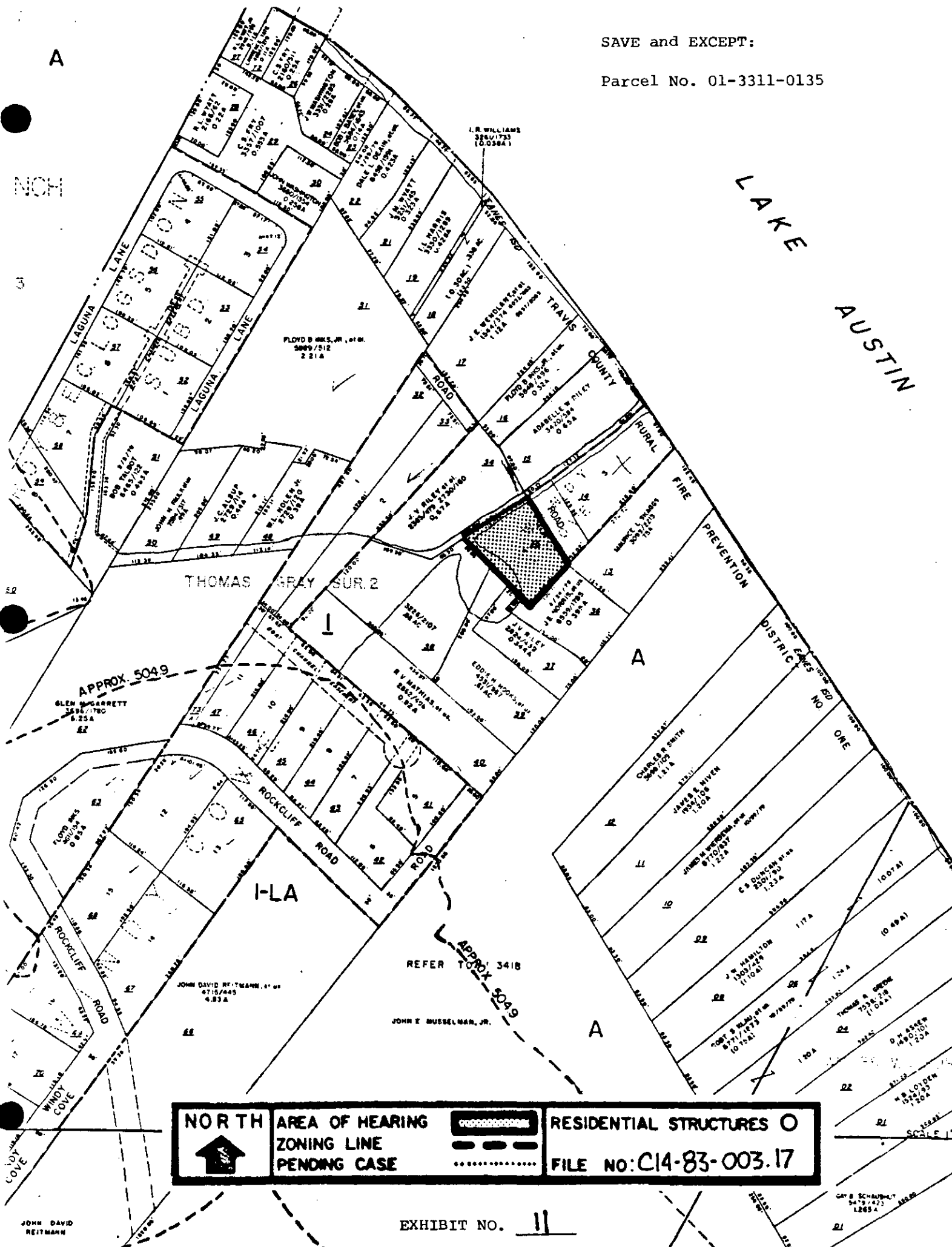
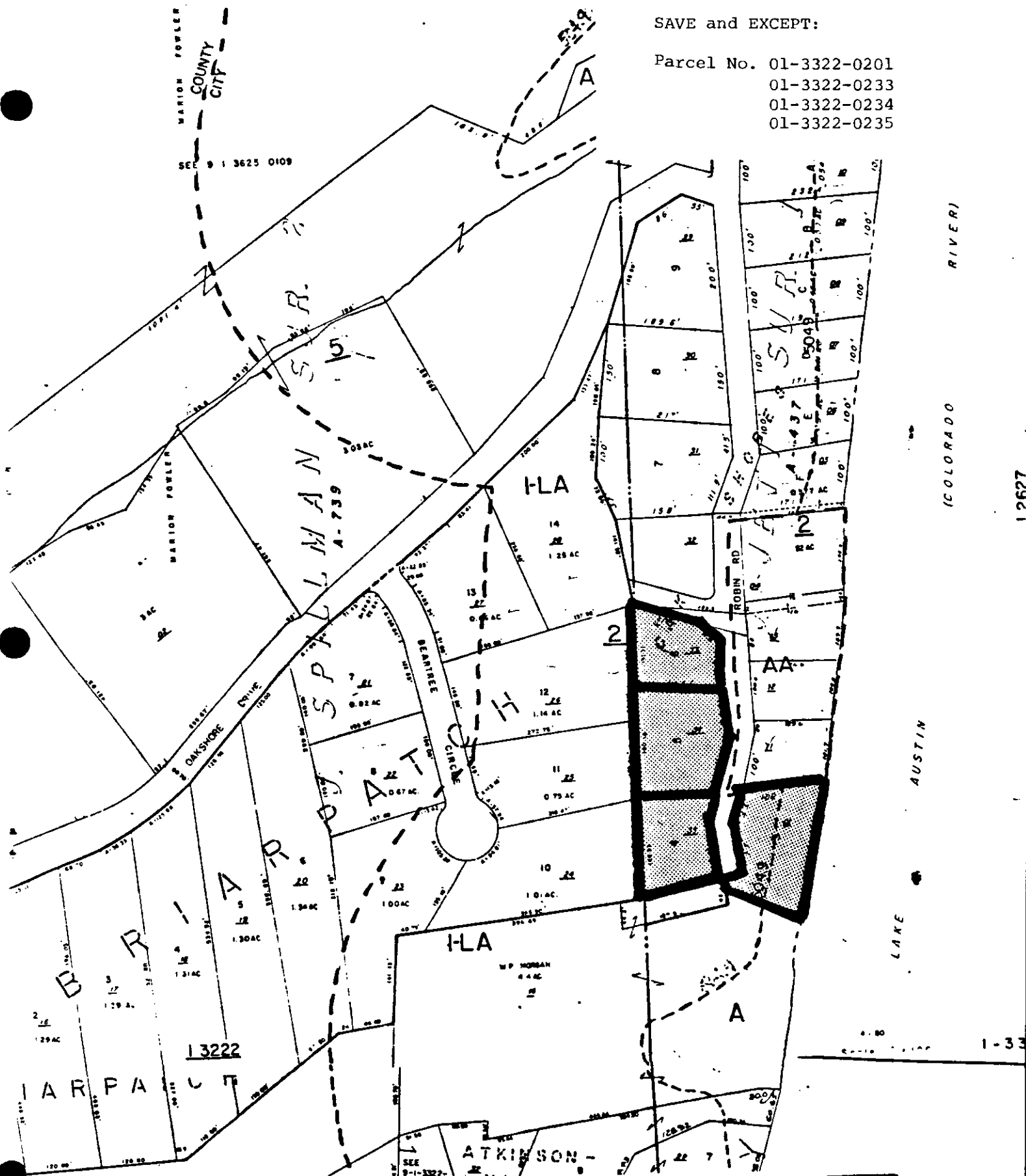


EXHIBIT NO.

11

SAVE and EXCEPT:

Parcel No. 01-3322-0201  
01-3322-0233  
01-3322-0234  
01-3322-0235



NORTH



AREA OF HEARING  
ZONING LINE  
PENDING CASE

UNDEVELOPED

RESIDENTIAL STRUCTURES

RESIDENTIAL STRUCTURES ○

FILE NO: 214-83-003.20

EXHIBIT NO. 12

JOHN W WALLACE et ux.  
7339/542  
134 437A  
17

SAVE and EXCEPT:

PARCEL NO. 01-3457-0105

BURT McDONALD SUR 239

ABS. 2588

W.M. HARRISON S.  
ABS. 2589

JOHN W WALLACE et ux.  
7339/542  
571F24  
18  
COUNTY CITY

WARREN MOORE  
2885/593  
4 00A

JAMES TUCKER  
7162/543  
3 00A

JAMES TUCKER et ux  
7162/543  
40A  
14

RIO VISTA  
ADDITION

AUSTIN MATH  
4425/848  
32 85A  
22

12/28/78  
ROBT S.  
SPILLER

EXHIBIT NO. 13

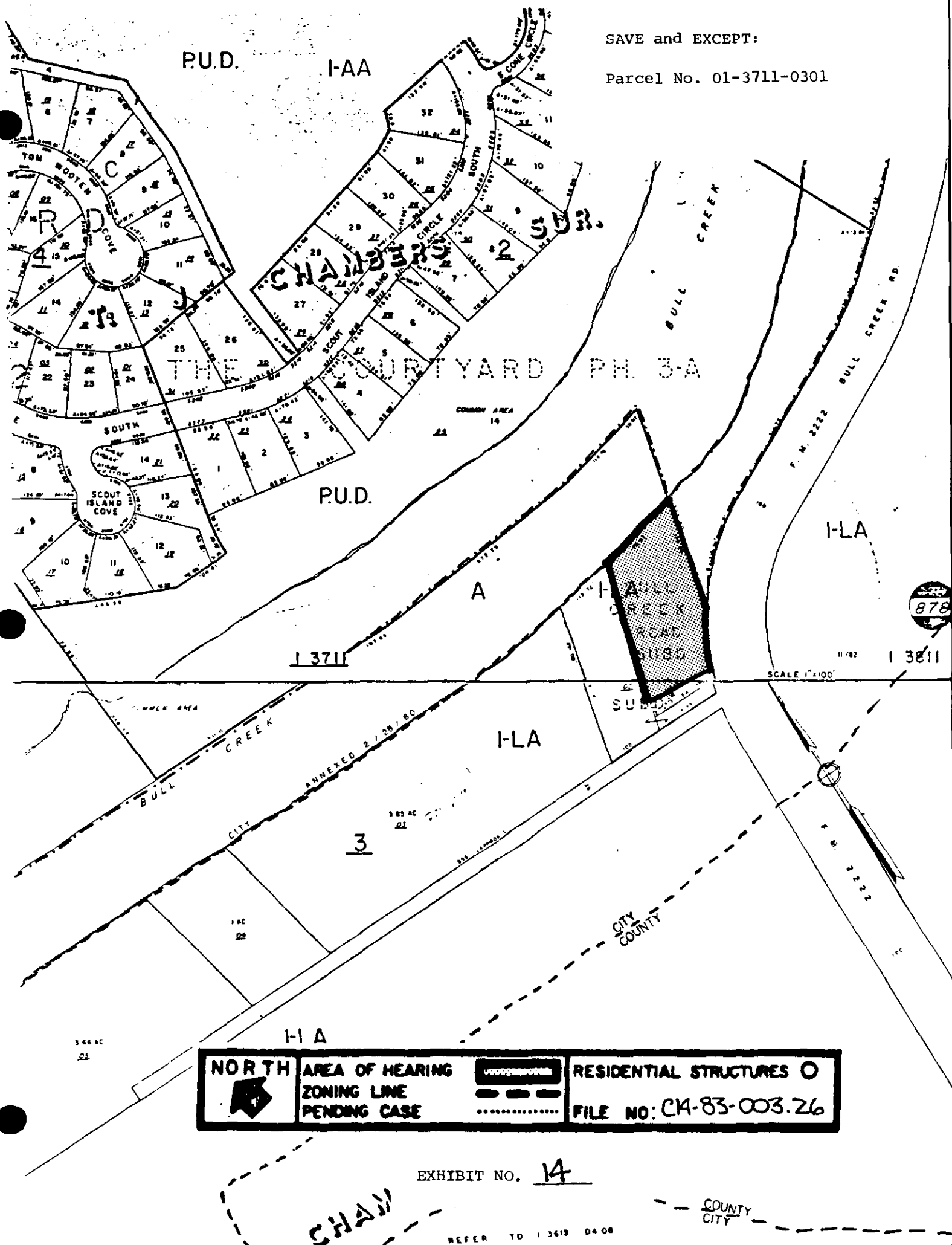
	NORTH	  	RESIDENTIAL STRUCTURES 
	AREA OF HEARING		FILE NO: C14-83-003.23
	ZONING LINE PENDING CASE		

SAVE and EXCEPT:

Parcel No. 01-3711-0301

P.U.D.

I-AA



THE COURTYARD PH. 3-A

P.U.D.

I-FLA

A

1 3711

SCALE 1"=100'

1 3811

I-FLA

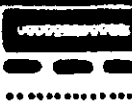
3

I-HA

NORTH



AREA OF HEARING  
ZONING LINE  
PENDING CASE



RESIDENTIAL STRUCTURES O

FILE NO: CH-83-003.26

EXHIBIT NO. 14

CHAM

REFER TO 1 3613 04 08

COUNTY CITY



BOWMAN ET AL  
192 AC.  
R

COLDWATER

500'

CREEK

SAVE and EXCEPT:

Parcel No. 01-3625-0119  
01-3625-0109

R. 703

II

LEY R. FINCH  
55.92 AC.

MRS. GL

STANLEY FINCH  
47.5 AC.

ANNA T. BEYER  
3.84 AC.

G. E. BRAY  
6.32 AC.

U.S. R.R. SUR. 11

PROPOLITAN PARK  
AUSTIN  
(AC.)

( COLORADO RIVER )

MARION FOWLER

R.L. PENN 112 AC.

TOM E. JOHNSON

ROBERT D. W. LAREN  
7709 / 13  
6.113 AC.

MARION FOWLER

105.90 A

MARION FOWLER  
1715 AC.

BRIARPATCH

SEE 9 1 3322 04 01

SEE 9 1 3322 04 02  
18.75 AC.

OAK SHORES OF  
LAKE AUSTIN

KE AUSTIN

EANES T.S.D.

NORTH

AREA OF HEARING  
ZONING LINE  
PENDING CASE

RESIDENTIAL STRUCTURES

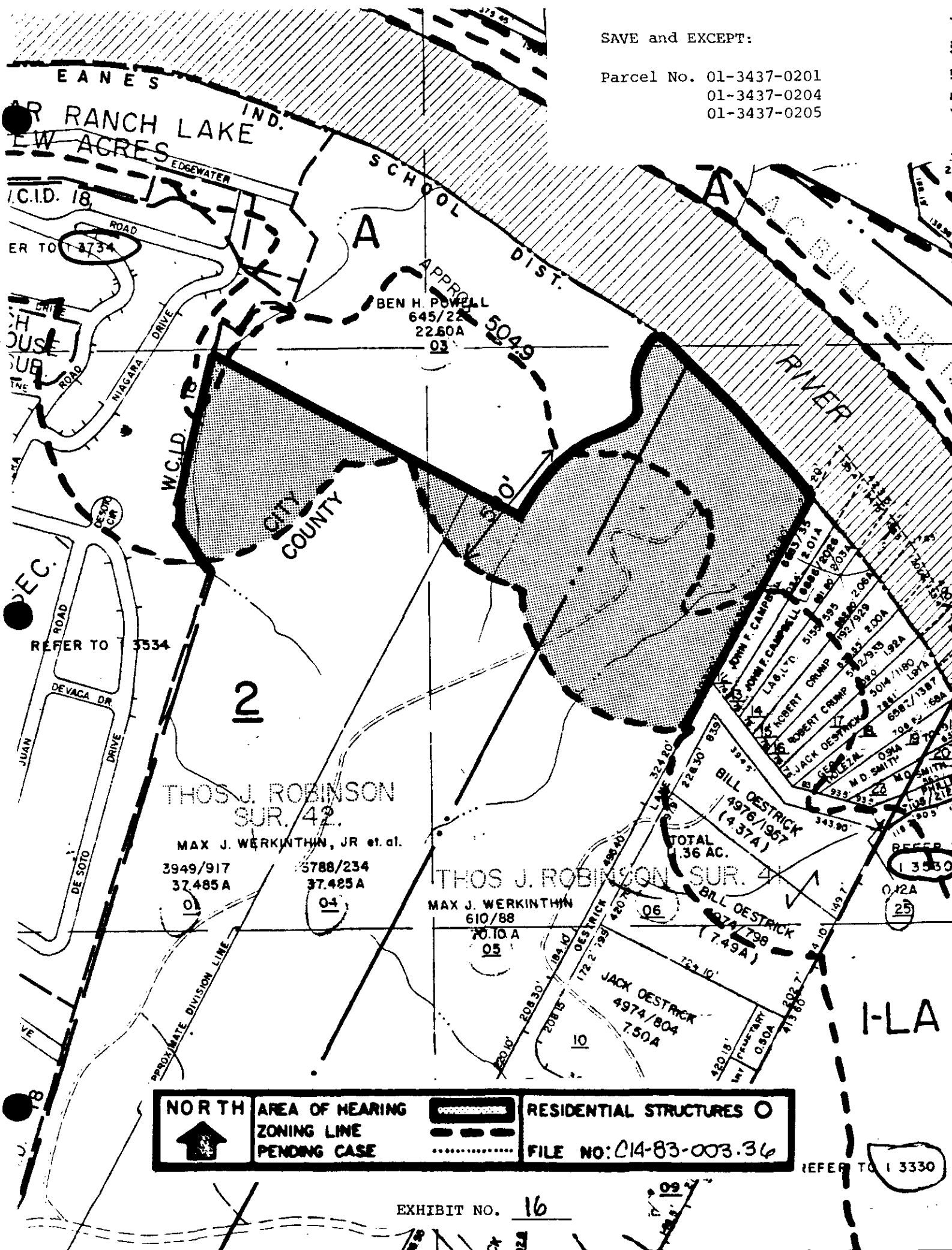
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FLEECE  
(J.M. PHILIPS LST)  
102.15 AC. RES.

EXHIBIT NO. 15

SAVE and EXCEPT:

Parcel No. 01-3437-0201  
01-3437-0204  
01-3437-0205



NORTH



AREA OF HEARING  
ZONING LINE  
PENDING CASE

RESIDENTIAL STRUCTURES



FILE NO: C14-83-003.36

SAVE and EXCEPT:

Parcel No. 01-2657-0229  
01-2657-0224

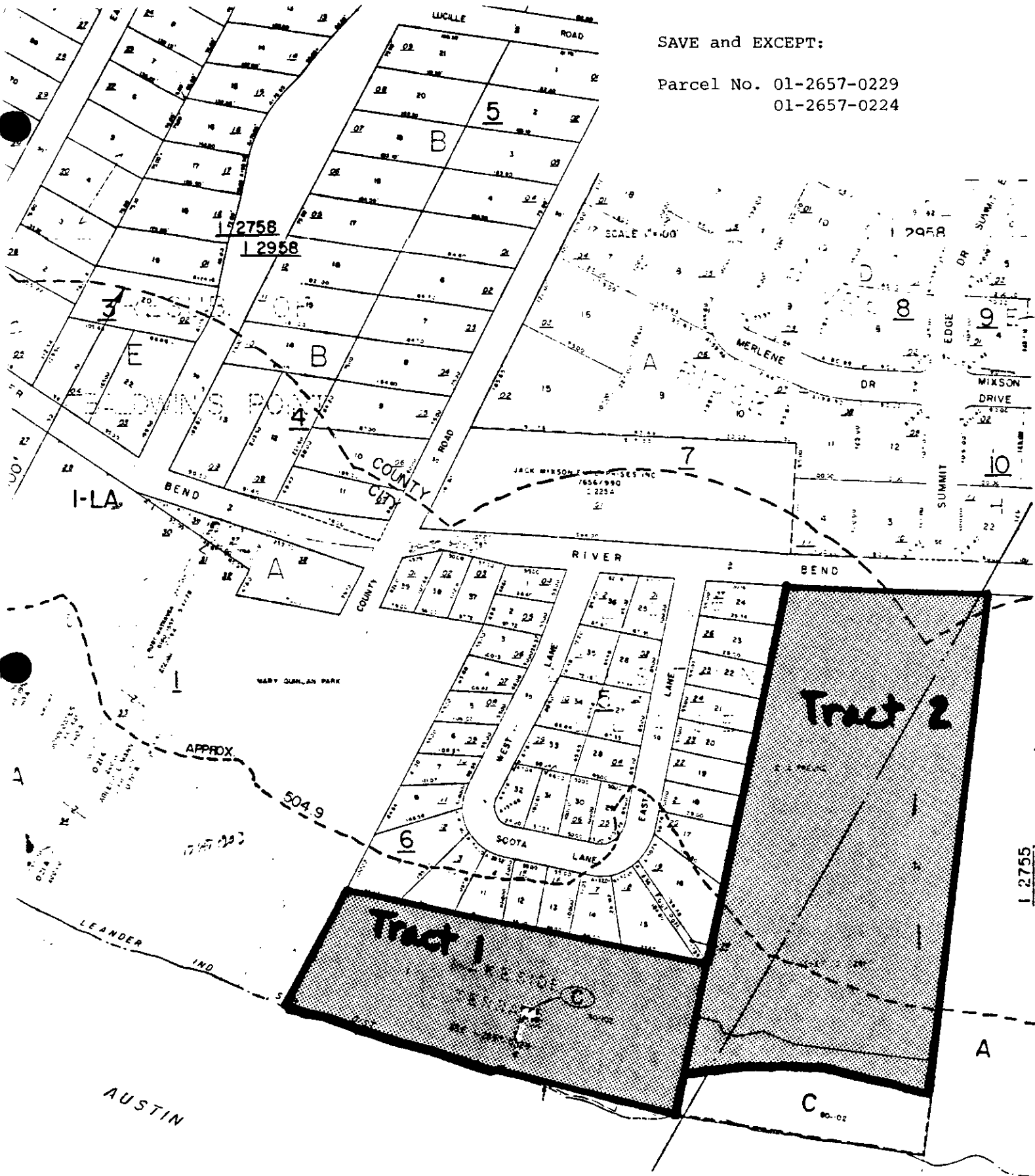
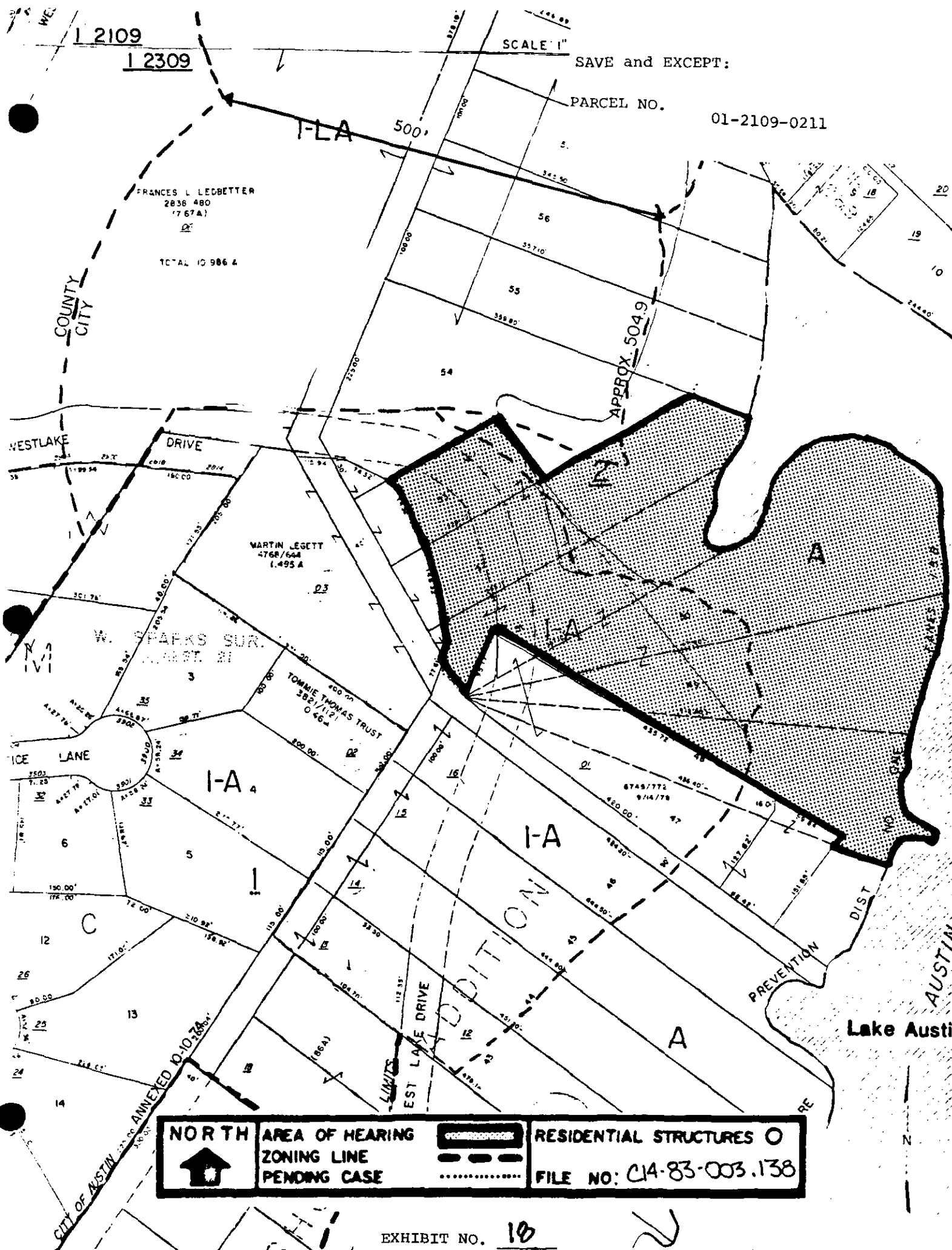


EXHIBIT NO. 17

 NORTH	AREA OF HEARING	 ZONING LINE PENDING CASE	RESIDENTIAL STRUCTURES ○
	FILE NO: C14-83-003.52		



1 2109  
1 2309

SCALE 1"

SAVE and EXCEPT:

PARCEL NO.

01-2109-0211

I-LA

500'

FRANCES L. LEDBETTER  
2836 480  
'767A)

TOTAL 10 986.4

APPROX 504.9

WESTLAKE

DRIVE

MARTIN LEGETT  
4768/644  
1.495 A

W. SPARKS SUR.  
1.181 A

TOMMIE THOMAS TRUST  
3821/112  
0.46 A

ICE LANE

I-A 4

I-A

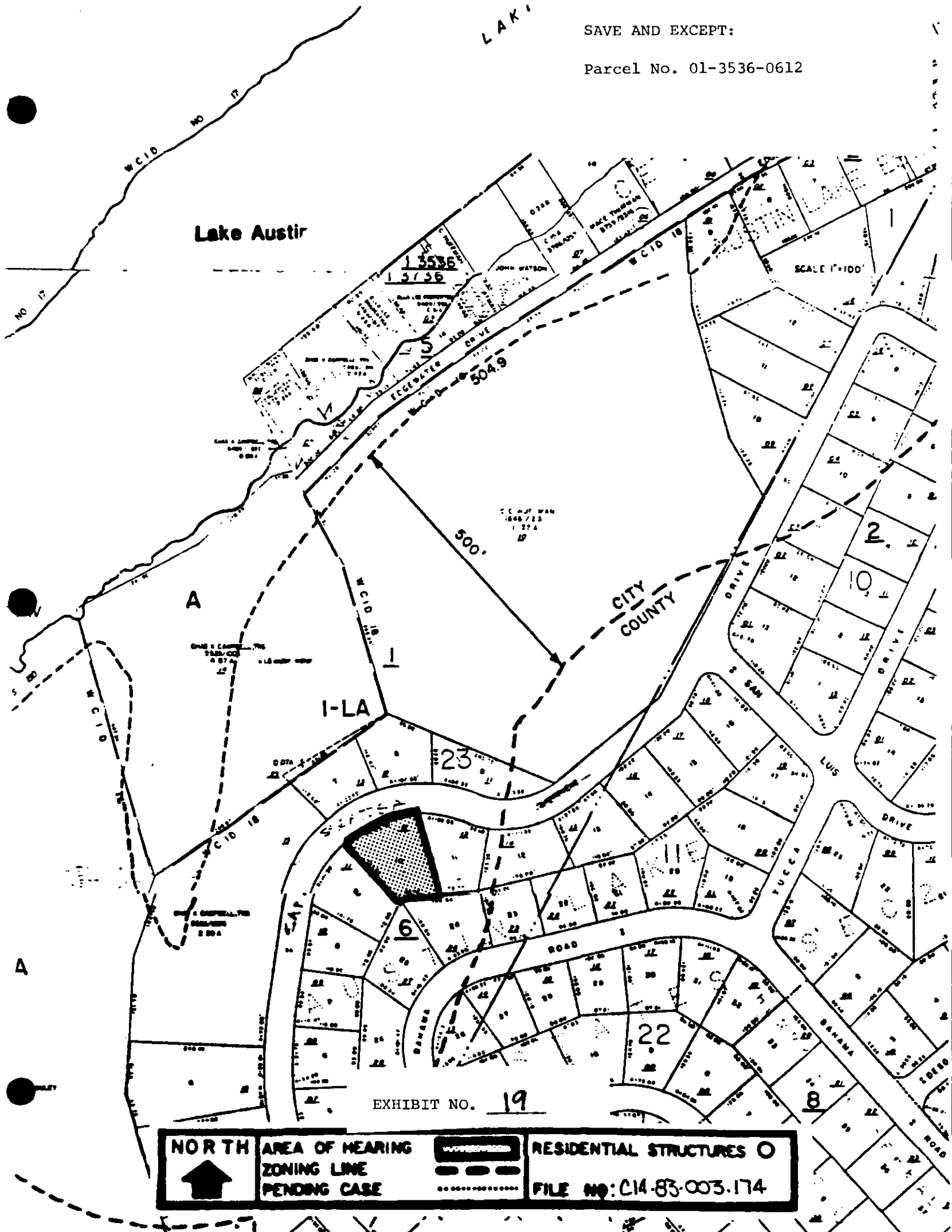
Lake Austin

	NORTH	AREA OF HEARING		RESIDENTIAL STRUCTURES ○
		ZONING LINE		
		PENDING CASE		
				FILE NO: C14-83-003.138

EXHIBIT NO. 10

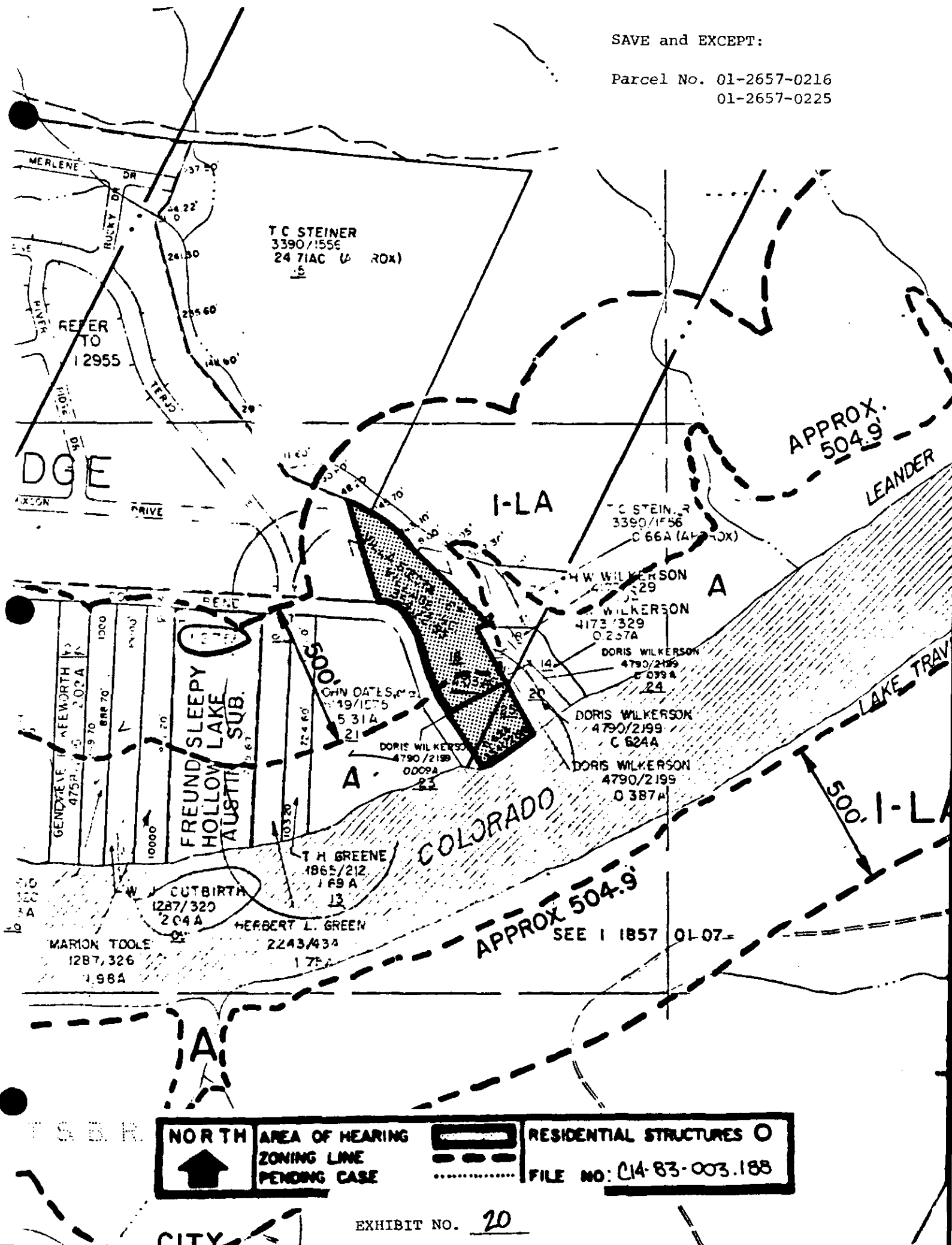
SAVE AND EXCEPT:

Parcel No. 01-3536-0612



SAVE and EXCEPT:

Parcel No. 01-2657-0216  
01-2657-0225



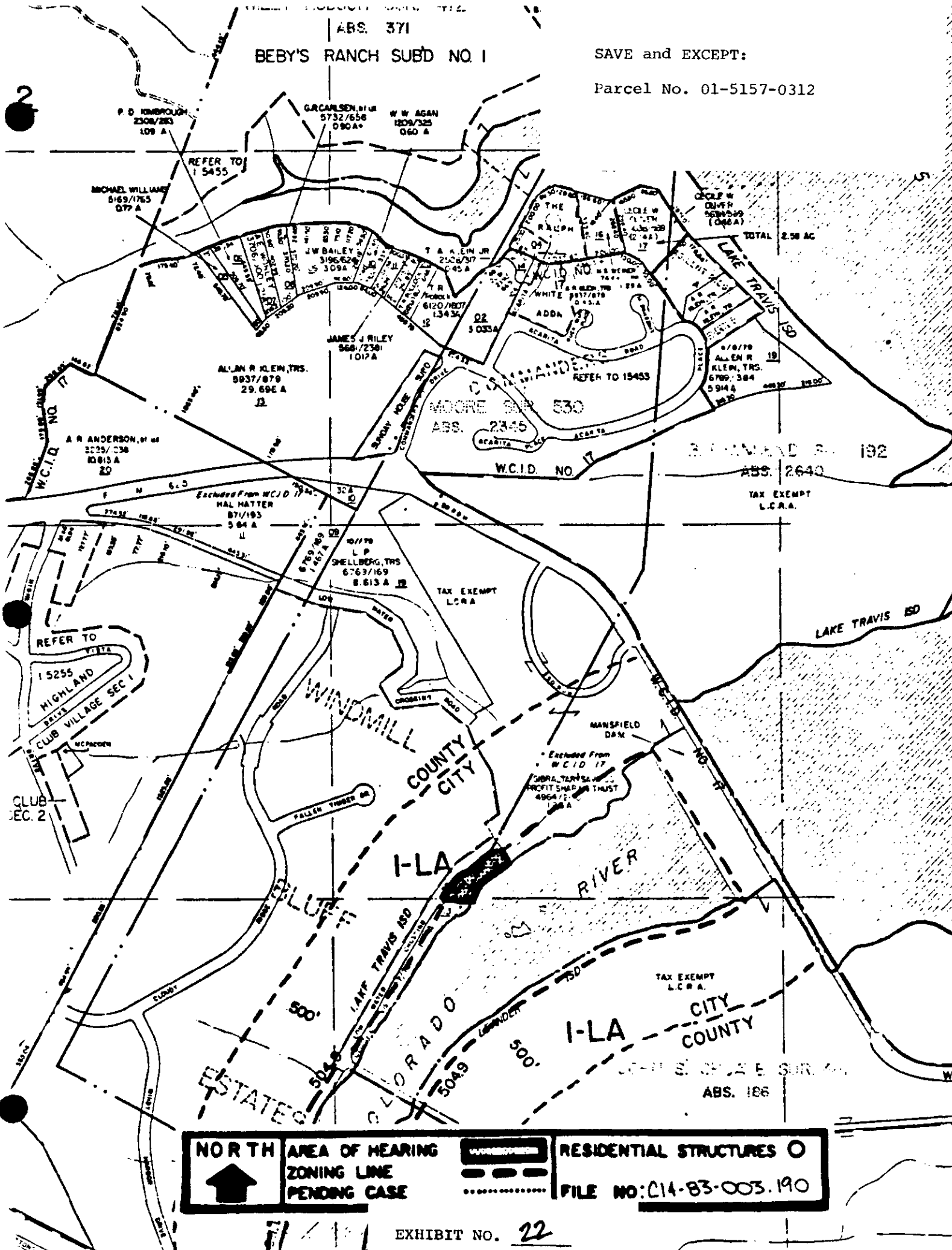
Parcel No. 01-2637-0250



ABS. 371  
BEBY'S RANCH SUBD NO. 1

SAVE and EXCEPT:

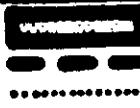
Parcel No. 01-5157-0312



NORTH



AREA OF HEARING  
ZONING LINE  
PENDING CASE



RESIDENTIAL STRUCTURES

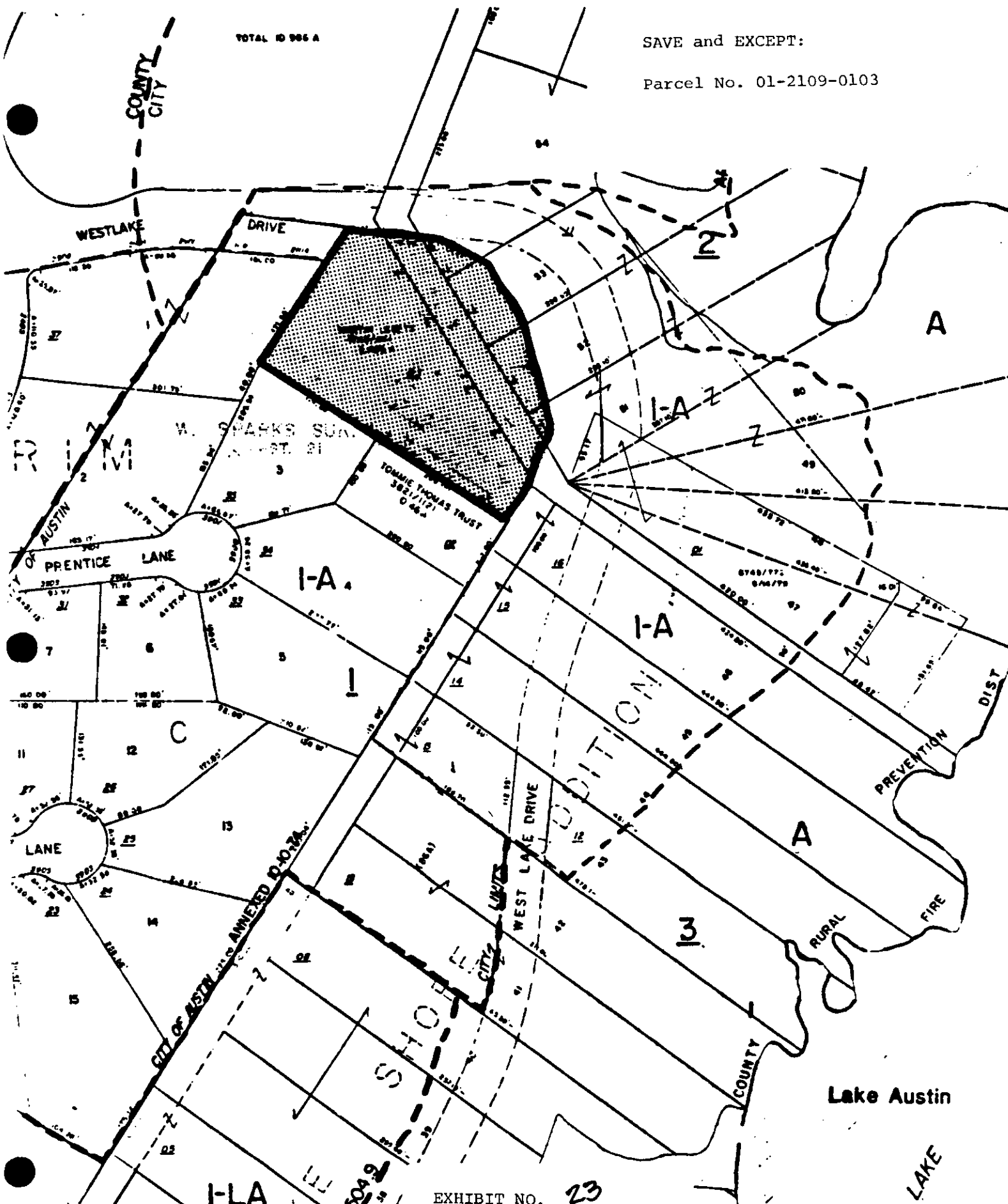
FILE NO: C14-83-003.190



TOTAL 10 986 A

SAVE and EXCEPT:

Parcel No. 01-2109-0103



NORTH



AREA OF HEARING  
ZONING LINE  
PENDING CASE



RESIDENTIAL STRUCTURES O

FILE NO: C14-83-003.194

I-LA

SAVE and EXCEPT:

Parcel No. 01-2109-0315

FRANCES L LEDBETTER  
2838/480  
(7.67A)  
28

TOTAL 10 986 A

COUNTY  
CITY

WEST LAKE DRIVE

MARTIN LEGET  
4768/644  
1 495 A

THOMAS TRUST  
5801/1121  
C. 06 A

VENTICE  
ANE

I-A

I-A

PREVENTION

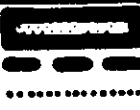
AUSTIN

EXHIBIT NO. 2A

NORTH



AREA OF HEARING  
ZONING LINE  
PENDING CASE



RESIDENTIAL STRUCTURES O

FILE NO: C14-83-003.213

I-LA

SAVE and EXCEPT:

Parcel No. 01-2657-0221

T C STEI  
3390/15  
24 71AC. (APPROX)  
1/5

T.C. STEIN, R  
3390/1556  
0.66A (APPROX)

H.W. WILKERSON  
4173/329

H. WILKERSON  
4173/329  
0.237A

DORIS WILKERSON  
4790/2199  
0.039A

DORIS WILKERSON  
4790/2199  
0.624A

DORIS WILKERSON  
4790/2199  
0.387A

JOHN GATES  
35149/1575  
5.31A

DORIS WILKERSON  
4790/2199  
0.039A

T.H. GREENE  
1865/212  
1.69A

HERBERT L. GREEN  
2243/434  
1.75A

L.W. CUTBIRTH  
1287/320  
2.04A

MARION TOOLE  
1287/326  
1.56A

CECH REID  
1287/320  
2.03A

Wm. R. BRIGHT  
4399/1575  
7.37A

GENEVIEVE B. KEEWORTH  
4758/2196  
2.02A

FREUND SLEEPY  
HOLLOW LAKE  
AUSTIN SUB.  
12755

COLORADO

APPROX 504.9'

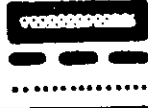
SEE 1 1857 0107

H T & B. R. R. CO SUR I

NORTH



AREA OF HEARING  
ZONING LINE  
PENDING CASE



RESIDENTIAL STRUCTURES O

FILE NO: C14-83-003.9

EXHIBIT NO. 25

COI

I-AA

SAVE and EXCEPT:

Parcel No. 01-3418-0201 (portion)

COUNTY

P.U.D.  
PENDING

I-AA

TEXAS

COLORADO

RIVER

14.25  
AC.

I-LA

LIMITED PURPOSE ANNEXATION

COUNTY

NORTH

AREA OF HEARING  
ZONING LINE  
PENDING CASE

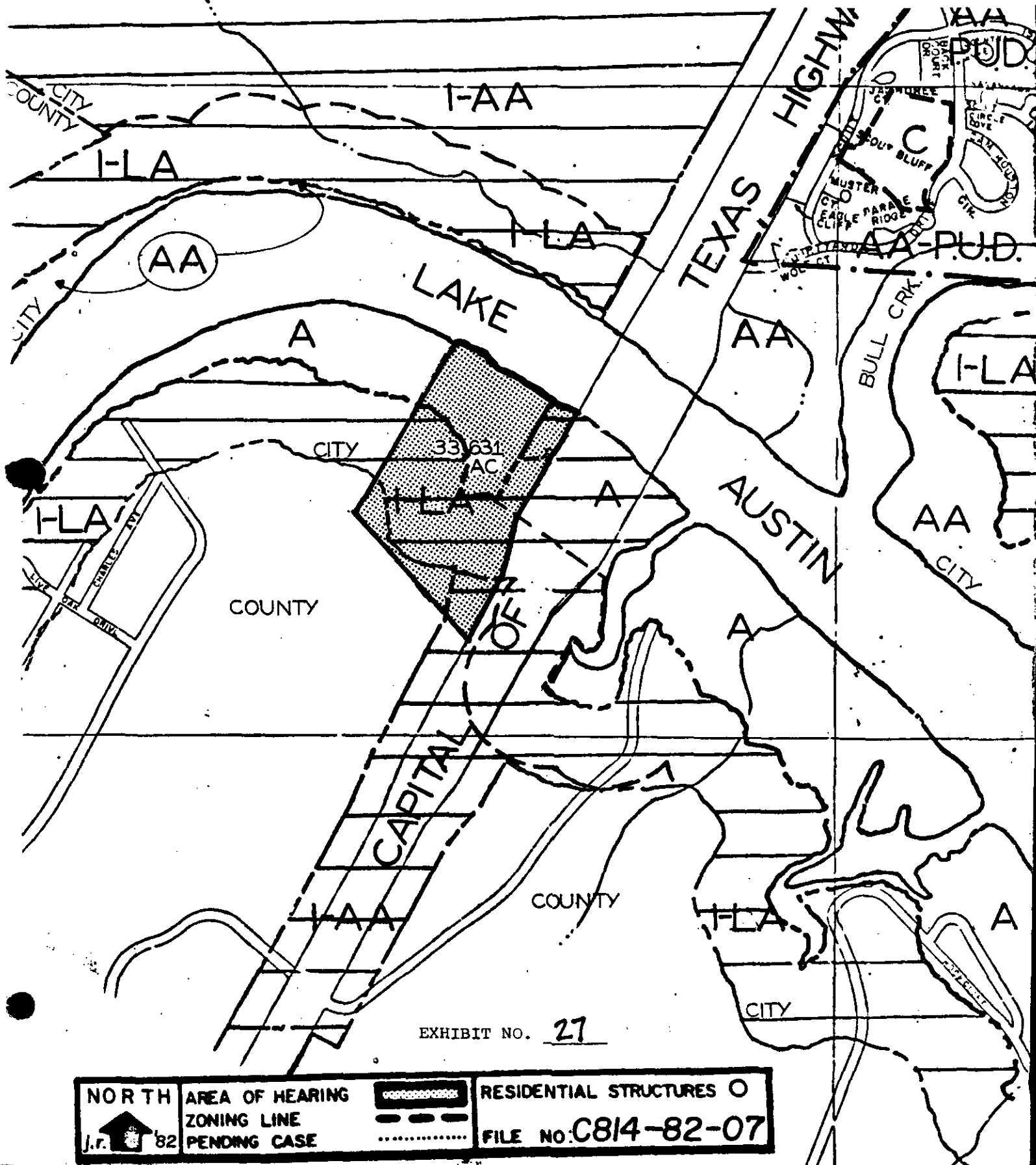
RESIDENTIAL STRUCTURES

FILE NO. C141-82-014

EXHIBIT NO. 26

SAVE and EXCEPT:

Parcel No. 01-3418-0101



AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Lillie Petty

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

October 9th, 1984

and that the attached is a true copy of said advertisement.

*Lillie Petty*

SWORN AND SUBSCRIBED TO BEFORE ME, this the 10th

Day of October A.D. 1984.

*Denise Stegall*

Notary Public in and for  
TRAVIS COUNTY, TEXAS

3/3/86

(My Commission Expires:)

Denise Stegall

(Type or Print Name)

